

104th District #2 Integrating Committee

August 18, 2006 – 9:00 a.m.

Springfield Township

Allan Paul Room

9150 Winton Road

Cincinnati, OH 45231

Chairman Brayshaw called the 104th District #2 Integrating Committee Meeting to order at 9:08 a.m.

Board Members Present: Chairman – William Brayshaw, Board Member – Steve Bailey, Board Member – Dan Brooks, Board Member – Eileen Enabnit, Board Member – Richard Huddleston and Vice-Chairman – Joseph Sykes

Alternate Members Present: Alternate Member – Stephanie Stoller; Alternate Member – Dave Rager; Alternate Member Don Rosemeyer and Alternate Member Bo Bemmes

Excused Absence: - Board Member – Tom Bryan & Alternate Member – Rob Molloy; Board Member – David Savage; Board Member Scott Stiles; Alternate Member – Ted Hubbard; Alternate Member – Debora Holston; Alternate Member – Ron Roberts; Alternate Member – Bob Bass; Alternate Member – Bo Bemmes.

Support Staff & Guest Present: Hamilton County – Mr. Joe Cottrill and Mr. Eric Beck; City of Cincinnati – Mr. Dick Cline, Mr. Bill Shefcik, Mr. Bryan Williams, Ms. Bonnie Phillips and Mr. Dave Gamstetter; OPWC – Mr. Mike Miller; Green Township – Mr. Kevin Celarek and Mr. Butch Nanney; City of Reading – Ms. Linda Fitzgerald; Village of Lockland – Mr. David Krings; Cincinnati Port Authority – Ms. Kim Satzger; Resurgence Group – Mr. Steve Armsey; Keramida – Mr. Matt Wagner and Mr. Ihor Melnyk; EDG – Mr. Shawn McGinness; Hull & Associates – Mr. Rick Osdeman

Introduction:

Chairman Brayshaw introduced Mr. Dave Rager from the City of Cincinnati, as the newest Alternate Board Member. Mr. Rager will be replacing Chad Munitz from the City of Cincinnati.

Approval of Minutes:

Board Member Huddleston moved for the approval of the minutes from the 103rd District #2 Integrating Committee Meeting dated May 5, 2006; seconded by Board Member Sykes and the motion carried unanimously.

District Liaison Items:

◇ Appointment of NRAC Members

- Mr. Joe Cottrill reported that the NRAC Nominating Committee (*Ted Hubbard, David Savage and Tom Bryan*) had met on July 7, 2006 and voted to recommend to the District #2 Integrating Committee that the following persons be appointed to the Natural Resource Assistance Council (NRAC) for a three-year term.
 - Ms. Holly Utrata-Halcomb - Hamilton County Soil & Water District – Group 0
 - Mr. Ray Hodges – Hamilton County Municipal League – Group 1
 - Mr. David N. Gamstetter – Cincinnati Park Board – Group 3

- Mr. Kenneth E. Grob – Hamilton County Farm Bureau – Group 4

Board Member Brooks moved approval to appoint the recommended persons to the Natural Resource Assistance Council for a three-year term; seconded by Alternate Member Rager and the motion carried unanimously.

◇ **Administrative Change - Green Township - Round #20 Project No. CBR02 - Harrison/Rybolt**

- Mr. Mike Miller, OPWC Representative provided a brief overview of the Round #20 slate to the District #2 Integrating Committee. He indicated that the final allocations were released on Wednesday, August 16, 2006 for SCIP, LTIP and the RLP. *(Copy of Report Attached)*

Mr. Miller provided an active project report from OPWC, which includes all of the current District #2 projects. Noting further that the slate for Round #20 has been processed in Columbus, with the exception of the following projects: *(Copy of Report Attached)*

- City of Cincinnati – Riverside Road Project – The City is waiting until the end of July. Cincinnati agreed to move forward with whatever would be available (\$1,563,108). The City has given OPWC the status of funds for the balance to make up the difference. The project is scheduled for release on September 1, 2006.
- Hamilton County – Trenchless Sewer Project – This project was in the similar situation as the City of Cincinnati. The full request was not available with the final allocations. The requested amount was (\$587,000) and the agreed upon amount of was (\$405,597). Once the status of funds balance has been received by OPWC this project will be moving forward.
- With the additional funds OPWC will be able to pickup the following projects: Anderson Township and the City of North College Hill, in which (\$329,803) is available if they choose to move forward. The City of North College Hill has been contacted and they are currently considering the offer and will report back to Mr. Cottrill within two weeks of this meeting date.
- Mr. Miller also reported that at the last District #2 Integrating Committee meeting there was concerns raised about the Harrison/Rybolt project. Indicating that at that time OPWC thought there would not be a problem with the application, acknowledging further that he had not reviewed the application thoroughly. After his thorough review of the application there were two components shared. One with the relocation of Harrison Road and secondly the ODOT portion, which would be done towards the end of the relocation of Rybolt Road. Mr. Miller indicated the two projects needed to be looked at together, as one project and one corridor. Noting further that from a financial standpoint, they have absolutely nothing to do with one another. Mr. Miller explained the standard procedure for OPWC is to check off with ODOT when they receive joint projects, to insure they meet the readiness to proceed. Then the projects are ready to go. Mr. Miller stated that when he called on this particular project ODOT informed OPWC that the job would not be sold until January 2009, which would happen in the construction season of 2010. Mr. Miller shared that OPWC funds have nothing to do with the ODOT portion of the project, as well as ODOT having nothing to do with the OPWC portion of the project. Mr. Miller indicated that if OPWC leaves the project as it stands, the ODOT portion would be leveraged, so the OPWC portion would have to sit and wait until the job is complete, noting that it could be on the books for up to eight or nine years before the job could be closed out entirely. Mr. Miller stated this is something that OPWC would not prefer to do, as it would affect the disbursement ratio on

the first portion of the project. Mr. Miller shared that in discussions with the Director of OPWC, they were not excited about having this project on their books that long. Stating that after further review of the project it was felt they should pull the ODOT portion out of the project, as the two have nothing to do with each other from a financial standpoint. It was requested by the OPWC Director for the district to rescore the project to ensure that it would stay in the funding range. Mr. Miller indicated that Mr. Cottrill has done that to date and reported that it would remain in the funding range. Mr. Miller stated that it was recommended further by OPWC to split these two projects apart, as they do not have anything to do with each other from a financial standpoint. Mr. Miller recommended the District #2 Integrating Committee to move forward with the Green Township relocation of the Rybolt Road portion and in turn let ODOT come in towards the end of the project with the Harrison Road portion.

Chairman Brayshaw stated that the whole purpose of the program is to get the money used as quickly as possible, noting that it would be a hardship to the district as well as OPWC to tie the funds up. Mr. Miller stated that splitting the projects apart is more of a cash management tool. Indicating that if the project comes under budget then the funds are not sitting around for several years. Mr. Miller confirmed that by splitting the projects apart they scored in the funding range.

After some discussion, Mr. Cottrill provided a brief summary of the new scoring after taking out the financial separation of the projects.

Board Member Enabnit inquired generally as to what the City of Cincinnati can do or not do to leverage work in the future in order to link future I-75 projects. Requesting further if this was consistent with the current policy or is it something that needs to be developed in the future.

Mr. Miller acknowledged that OPWC would need to look at how to do a local project when leveraging with ODOT for two projects that have nothing to do with each other. And to look at what degree of closeness they need to have in order to do a particular project.

Mr. Miller stated the projects would be connected physically, but not financially. Mr. Miller shared there is a similar project that will be submitted in the upcoming funding round which involves the Greater Cincinnati Water Works and a water line which would be a loan request that involves the Metropolitan Sewer District. This would also be a loan request that would involve the road, which would be a grant. Noting that if one of three components can not move forward then the other two are worthless. Mr. Miller indicated further a need to look at all the whole global picture with all three components and split them out, because physically they are all tied together, but financially they would be broken out again. Stating this as a similar type issue they are currently dealing with here. But how large is this universe going to be and how will this be treated, moving forward warrants some thought.

After some discussion, Board Member Enabnit indicated there would be some gray areas and possibly some contentious discussions in the future. Requesting further for the Support Staff to come up with some specific guidelines on what is connected, and what could be considered and how things could be connected.

Mr. Miller summarized that this would be the case of not physically connected, but connected by time. One project would go and then sometime later another project, noting further that everyone could create circumstances like that. Indicating this would be connection by time and how far should that time span be to still have a connected project.

Board Member Huddleston stated for discussion, that he agreed with Board Member Enabnit's comments, but felt there were two issues: One is the issue in front of the board and the other is

the more long term issue. In terms of the issues in front of the board it was his preference to move ahead by splitting the projects. In terms of the longer term perspective, it was felt there was a problem where there are different funding cycles, different governmental approving agencies and logically that these projects should be separated and that they stand on their own even though they are connected. Stating further that this would need much study by the Support Staff to see how that really locks in with the various aspects that have been discussed. Recommending further for the District #2 Integrating Committee to follow the immediate recommendation of the Support Staff and OPWC and split the project out. Confirming this would not change the funding in this case, and that it would keep it simple and move the project forward. On the other hand, there is a problem of trying to combine these two projects together in the future with funding cycle approvals, which may or may not happen in the future.

Board Member Enabnit recommended the Support Staff to look at how to determine the benefits of the project if you can't take the financial leverage, but you are still getting all the benefits of a separate project separated in time by whatever the timeframe may be geographically or not geographically. Noting that it is not only the funding that needs to be looked, but the benefit as well.

After further discussion, Mr. Miller stated that it would be up to the District #2 Integrating Committee on how you want to measure the benefits of the project. Suggesting further that if you have work contracts that OPWC is not financially touching, it would not be appropriate to include the financial piece in the application. Indicating further that the leveraging was stripped out of Rybolt Road project and confirming the benefits were still there.

Chairman Brayshaw shared that the first part of the Rybolt Road project would start after the first of 2007 and that currently they are doing the right-of-way acquisition and that it will take two construction seasons to complete. Mr. Miller confirmed the job will be sold in December 2006 and will be under construction when the weather breaks in 2007, with the completion date of November 2009 and ODOT to sell their portion in January 2009.

After further discussion, Mr. Cottrill shared that the Support Staff would be meeting after the first of the year to review the past funding round and to discuss the areas of concerns and try to come up with a new rating system for the upcoming round. Mr. Cottrill indicated this would probably include extra Integrating Committee meetings in order for the Support Staff to accomplish these tasks before June 30, 2007.

Mr. Miller recommended to the Chairman that a vote be taken on this item, as the scope would be reduced on the Rybolt Road Project.

Chairman Brayshaw requested a motion for consideration.

Board Member Huddleston made a motion to approve the administrative change as recommended by the District #2 Integrating Committee Support Staff for the Green Township Harrison/Rybolt Road Project No. CBR02 for Round #20; seconded by Board Member Sykes and the motion carried unanimously.

SCIP/LTIP Support Staff Items:

◇ Support Staff Guidelines

- Mr. Cottrill presented the Support Staff Guidelines that were requested by the District #2 Integrating Committee last year; noting the items in red as revisions. *(Copy of Revised Guidelines Attached)*

Mr. Cottrill requested the District #2 Integrating Committee to consider the official Support Staff Guidelines as presented.

After further review and discussion, the following motion was proposed:

Board Member Enabnit moved approval to accept the Support Staff Guidelines as presented to the District #2 Integrating Committee; seconded by Alternate Member Stoller and the motion carried unanimously.

◇ **Proposed Revisions to Interest Rate Policy & Round #21 Handbook**

- Mr. Cottrill presented to the District #2 Integrating Committee the revised Interest Rate Policy & revised Round #21 Handbook. *(Copies Attached)*

Mr. Cottrill explained that the current Interest Rate Policy has been revised to reflect the maximum loan term of 30-years instead of 20-year term loans. Mr. Cottrill recommended to the District #2 Integrating Committee to approve the revised Interest Rate Policy and also to include the revised changes into the Round #21 Handbook.

Board Member Enabnit moved approval to accept the revised Interest Rate Policy to reflect the maximum loan term of 30-years and also to include the revised changes into the Round #21 Handbook; seconded Board Member Bailey and the motion carried unanimously.

Ohio Job Ready Sites (JRS) Support Staff Items:

◇ **Presentation of JRS Projects – *(Notes from the District Liaison Attached)***

Mr. Cottrill shared with the District #2 Integrating Committee that the applications have been reviewed and rated. Indicating that the noted cure letters did not change the scores much. Acknowledging that before the Ohio Department of Development (ODOD) receives the applications it is up to the Integrating Committee to put them into a priority order. Then ODOD will re-score the applications in Columbus and give them the chance if there is any future cure letter needed to their application.

Mr. Cottrill noted that there were two funding rounds this year (2006-2007). The Support Staff will be recommending to the Integrating Committee three projects in their recommended priority order for 2006 and 2007. Mr. Cottrill indicated this process would not be done again until 2008. Mr. Cottrill introduced the JRS Support Staff that was present: Ms. Bonnie Phillips, Mr. Steve Armsey and Mr. David Krings.

Board Member Enabnit announced that she would have to leave at 10:00 a.m. and that Alternate Board Member Rosemeyer would be in attendance for her for the remainder of the meeting.

Mr. Cottrill provided the JRS Program Application Summary & Scoring Sheet for the following projects. *(Copies Attached)*

A presentation was provided on the following projects: *(Maps Distributed for Viewing)*

- **Techsolve Business Park** – Summary provided by Mr. Steve Armsey
- **Life Sciences Complex** – Summary provided by Ms. Bonnie Phillips
- **Crosley Towers** – Summary provided by Mr. Joe Cottrill

Mr. Cottrill requested everyone to look at the JRS Scoring Sheet that was provided. Noting that there is a maximum of 200 points available within the program and that the Support Staff scored the projects as well as the applicant self-scoring. The following scores were provided:

	<u>JRS Score</u>	<u>Self-Score</u>
Techsolve	167	169
Reading Life Science	140	143
Crosley Towers	119	164

Mr. Cottrill stated there were some discrepancies between the scoring and self-scoring with the Crosley Towers project. The discrepancies were noted.

Mr. Cottrill conveyed that based on the scores that were provided above by the JRS Support Staff, the following priority order was recommended:

	<u>Suggested Priority Order</u>	<u>Year</u>
Techsolve	#1	2006
Reading Life Science	#1	2007
Crosley Towers	#2	Either 2006 or 2007

Mr. Cottrill also reminded the District #2 Integrating Committee that ODOD would also be conducting their own scoring after the applications are received. They will be sending out cure letters. ODOD has requested the Integrating Committee's to score, self-score and then recommend the order of priority.

Ms. Phillips stated that ODOD would be recommending the grant recipients by November 1, 2006, and that the Controlling Board would then approve the projects by December 4, 2006. Mr. Cottrill confirmed that whomever is awarded the funds they will have all the money available at the same time. The money has already been borrowed and is in the bank.

Board Member Brooks shared his thoughts and stated that he would rather invest his money into a site that is guaranteed to be used instantly and produce revenue instantly to help a first rate community. Stating further that if both projects are #1, why not put Reading Life Science in 2006 instead of 2007 because they already have an end user lined up.

Mr. Cottrill stated the JRS Support Staff has provided the District #2 Integrating Committee with the recommended slate and that the committee is free to put them in any order they desire. Mr. Cottrill also shared that you do not get extra points for having the #1 designation.

◇ Recommended Order/Priority for 2006 & 2007 JRS Projects

After much discussion and debate from the JRS Support Staff and the District #2 Integrating Committee, the following motion was proposed:

Board Member Brooks made a motion that Reading Life Science is to be rated #1 in 2006, Techsolve Business Park is to be rated #1 in 2007 and that Crosley Towers is to be rated #2 in 2007; seconded by Alternate Member Stoller and the motion carried unanimously.

Small Government Sub-Committee:

- ◇ Mr. Cottrill shared that District #2 did not receive any awards in Small Governments this year. Noting there were four districts that did not receive any awards and that the money went to the rural districts. Mr. Cottrill indicated further that the biggest problem was that our number one Small Government project was funded with District Allocation Funds before the Small Government made its recommendation in May 2006.

Old Business - Nothing to Report

New Business:

◇ **CORF Funds (Brownfield)**

Mr. Cottrill announced the need to change the date of the District #2 Integrating Committee meeting previously scheduled for June 2007 to the last part of August 2007. It was recommended that at the next Integrating Committee meeting that all members come prepared with their 2007 calendars to determine a meeting date in the later part of August 2007, in which to determine the order of priority for the next set of Brownfield projects.

Next Meeting Date:

- ◇ The next District #2 Integrating Committee will be held on Friday, December 8, 2006 at 9:00 a.m. at Springfield Township. The purpose of this meeting is to vote on the Round #21 projects.

Adjournment:

By consensus the 104th District #2 Integrating Committee meeting adjourned at 11:00 a.m.

Respectfully submitted,



Cathy Listermann
Recording Secretary